

1 BILL NO. R-89-04-09

2  
3 DECLARATORY RESOLUTION NO. R-24-89

4 A DECLARATORY RESOLUTION  
5 designating an "Economic  
6 Revitalization Area" under  
7 I.C. 6-1.1-12.1 for property  
8 commonly known as Innovation  
9 Drive, Summit Industrial  
10 Park, Lot 10, Fort Wayne,  
11 Indiana 46818 (ND-Tech  
12 Corporation).

13 WHEREAS, Petitioner has duly filed its petition dated  
14 April 17, 1989, to have the following described property  
15 designated and declared an "Economic Revitalization Area"  
16 under Division 6, Article II, Chapter 2 of the Municipal Code  
17 of the City of Fort Wayne, Indiana, of 1974, as amended, and  
18 I.C. 6-1.1-12.1, to wit:

19 Lot 10 through 15, inclusive, in Summit  
20 Industrial Park, together with the real estate  
21 presently designated as Disc Drive, together  
22 with all easements, rights, and appurtenances  
23 thereto, all in accordance with the plat  
24 recorded as Document No. 86-21841, in the  
25 records in the Office of the Recorder of Allen  
26 County (and hereinafter called the "Real  
27 Estate").

28 said property more commonly known as Innovation Drive, Summit  
29 Industrial Park, Lot 10, (ND-Tech Corporation), Fort Wayne,  
30 Indiana 46818.

31 WHEREAS, said project will create 40 additional  
32 permanent jobs for a total additional annual payroll of  
\$1,000,000.00, with the average new annual job salary being  
\$14,285.71; and

WHEREAS, the total estimated project cost is  
\$11,000,000.00; and

WHEREAS, it appears that said petition should be  
processed to final determination in accordance with the  
provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of  
Section 6, below, the property hereinabove described is hereby  
designated and declared an "Economic Revitalization Area"



1 under I.C. 6-1.1-12.1. Said designation shall begin upon the  
2 effective date of the Confirming Resolution referred to in  
3 Section 6 of this Resolution and shall continue for one (1)  
4 year thereafter. Said designation shall terminate at the end  
5 of that one-year period.

6 SECTION 2. That upon adoption of the Resolution:

7 (a) Said Resolution shall be filed with the Allen  
8 County Assessor;

9 (b) Said Resolution shall be referred to the Committee  
10 on Finance and shall also be referred to the  
11 Department of Economic Development Requesting a  
12 recommendation from said department concerning the  
13 advisability of designating the above designated  
14 area an "Economic Revitalization Area";

15 (c) Common Council shall publish notice in accordance  
16 with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the  
17 adoption and substance of this Resolution and  
18 setting this designation as an "Economic  
19 Revitalization Area" for public hearing;

20 (d) If this Resolution involves an area that has  
21 already been designated an allocation area under  
22 I.C. 36-7-14-39, then the Resolution shall be  
23 referred to the Fort Wayne Redevelopment  
24 Commission and said designation as an "Economic  
25 Revitalization Area" shall not be finally approved  
26 unless said Commission adopts a resolution  
27 approving the petition.

28 SECTION 3. That, said designation of the hereinabove  
29 described property as an "Economic Revitalization Area" shall  
30 apply to both a deduction of the assessed value of real estate  
31 and personal property for the new manufacturing equipment.

32 SECTION 4. That the estimate of the number of  
individuals that will be employed or whose employment will be  
retained and the estimate of the annual salaries of those  
individuals and the estimate of the value of the redevelopment  
or rehabilitation and the estimate of the value of the new



manufacturing equipment, all contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation and from the installation of the new manufacturing equipment.

SECTION 5. The current year approximate tax rates for taxing units within the City would be:

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$10.9391/\$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$10.9391/\$100 (the change would be negligible).

(c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$10.9391/\$100 (the change would be negligible).

(d) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$10.9391/\$100.

(e) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$10.9391/\$100 (the change would be negligible).

(f) If the proposed new manufacturing equipment is installed, and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$10.9391/\$100 (the change would be negligible).

SECTION 6. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.



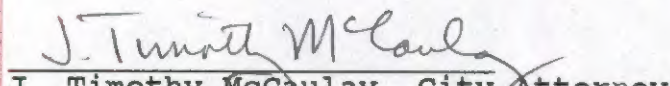
1           SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby  
2 determined that the deduction from the assessed value of the  
3 real property shall be for a period of ten (10) years, and  
4 that the deduction from the assessed value of the new  
5 manufacturing equipment shall be for a period of five (5)  
6 years.

7           SECTION 8. The benefits described in the Petitioner's  
8 statement of benefits can be reasonably expected to result  
9 from the project and are sufficient to justify the applicable  
10 deductions.

11           SECTION 9. That this Resolution shall be in full force  
12 and effect from and after its passage and any and all  
13 necessary approval by the Mayor.

14   
15 Councilmember

16 APPROVED AS TO FORM  
17 AND LEGALITY

18   
19 J. Timothy McCaulay, City Attorney  
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Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee on \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_, day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATED: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Bradbury, seconded by Delano, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>5</u>	_____	_____	<u>4</u>
BRADBURY	<u>✓</u>	_____	_____	_____
BURNS	<u>✓</u>	_____	_____	_____
GiaQUINTA	_____	_____	_____	<u>✓</u>
HENRY	_____	_____	_____	<u>✓</u>
LONG	<u>✓</u>	_____	_____	_____
REDD	<u>✓</u>	_____	_____	_____
SCHMIDT	_____	_____	_____	<u>✓</u>
STIER	_____	_____	_____	<u>✓</u>
TALARICO	<u>✓</u>	_____	_____	_____

DATED: 4-25-89

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) \_\_\_\_\_ (APPROPRIATION) \_\_\_\_\_ (GENERAL) \_\_\_\_\_ (SPECIAL) \_\_\_\_\_ (ZONING MAP) \_\_\_\_\_ ORDINANCE RESOLUTION NO. B2489 on the 25th day of April, 1989.

Sandra E. Kennedy ATTEST  
SANDRA E. KENNEDY, CITY CLERK

SEAL  
Charles S. Reed  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 2nd day of May, 1989, at the hour of 10:00 o'clock A.M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 10th day of May, 1989, at the hour of 11:00 o'clock A.M., E.S.T.

PAUL HELMKE  
PAUL HELMKE, MAYOR





## INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

RECEIVED

APR 19 1989

ECONOMIC  
DEVELOPMENT

Name of Designating Body <b>Common Council, City of Fort Wayne</b>	County <b>Allen</b>
Name of Taxpayer <b>ND-TECH Corporation and Fort Wayne Redevelopment Commission</b>	
Address of Taxpayer (Street, city, county) <b>826 Ewing Street, Fort Wayne, Indiana, 46802 c/o Dan Yamanaka</b>	ZIP Code <b>46802</b>

## SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above <b>Lots 10 through 15, Summit Industrial Park</b>	Taxing District
Cost and description of real property improvements and / or new manufacturing equipment to be acquired: <b>Construction of a 50,000 square foot building for manufacturing purposes at a cost of \$3,000,000, and installation and leasing of \$8,000,000 of equipment.</b>	
(Attach additional sheets if needed)	Estimated Starting Date <b>May 15, 1989</b>
	Estimate Completion Date <b>December, 1989</b>

## SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
<b>0</b>	<b>0</b>	<b>0</b>		<b>40 - 70</b>	<b>\$1,000,000</b>

## SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values		<b>Land 61,800</b>		<b>0</b>
Plus estimated values of proposed project	<b>3,000,000</b>		<b>8,000,000</b>	<b>(purchase and</b>
Less: Values of any property being replaced				<b>lease)</b>
Net estimated values upon completion of project				

## SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

<b>Applicant is a wholly owned subsidiary of Nichidai Corporation, Kyoto, Japan.</b>	
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I hereby certify that the representations on this statement are true.		Signatures of Authorized Representative	
Title <b>ND-TECH Corporation</b>	Date of Signature <b>April 17, 1989</b>	Telephone Number	
By: <i>[Signature]</i>			

FORT Wayne Redevelopment Commission



**FOR USE OF DESIGNATING BODY**

**IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE**

**Tax Rates Determined Using The Following Assumptions**

**Total Tax Rates**

1. Current total tax rate.	\$ 10.9391
2. Approximate tax rate if project occurs and no deduction is granted.	\$ 10.9391
3. Approximate tax rate if project occurs and a deduction is assumed.	\$ 10.9391

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 8-1.1-12.1-2.5, provides for the following limitations as authorized under IC 8-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years. \*(See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☒ Yes ☐ No
  - 2) Installation of new manufacturing equipment ☒ Yes ☐ No
  - 3) No limitations on type of deduction (check if no limitations) ☒ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ \_\_\_\_\_ cost with an \$ \_\_\_\_\_ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved: Signature of Authorized Member and Title

Date of Signature

Attested By:

Designated Body

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of:			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	88%	85%	95%
3rd	80%	3rd	33%	68%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%



SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION  
FOR  
"ECONOMIC REVITALIZATION AREA"  
IN  
CITY OF FORT WAYNE, INDIANA

Name of Applicant: ND-TECH CORPORATION

Site Location: INNOVATION DRIVE, SUMMIT INDUSTRIAL PARK  
FORT WAYNE IN

Councilmanic District: 3rd Existing Zoning: M-2

Nature of Business: Construct plant to cold form parts for transportation industry

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u>          </u>	<u>X</u>
Urban Enterprise Zone	<u>          </u>	<u>X</u>
Redevelopment Area	<u>X</u>	<u>          </u>
Platted Industrial Park	<u>X</u>	<u>          </u>
Flood Plain	<u>          </u>	<u>X</u>

Description of Project:

Construction of a 50,000 square foot building to be used for cold forming of parts  
for transportation industry and the purchase of new manufacturing equipment.

Type of Tax Abatement: Real Property X Manufacturing Equipment X

Estimated Project Cost: \$ 11,000,000.00 Permanent Jobs Created: 40-70

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes            No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

5 years for new  
manufacturing equipment

Comments:

Staff *Ed M. Thurman*  
Date 4-24-89

Director *Paul J. Becla*  
Date 4/24/89



AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"  
AND STATEMENT OF BENEFITS

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ECC  
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

                     Real Estate Improvements  
                     Personal Property (New Manufacturing Equipment)  
    X     Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: ND-TECH Corporation and Fort Wayne Redevelopment Commission

Address of Applicant's Principal Place of Business:

826 Ewing Street

Fort Wayne, Indiana 46802

c/o Dan Yamanaka

Phone Number of Applicant: (219) 424-1435

Street Address of Property Seeking Designation:

Summit Park Lot 10

S.I.C. Code of Substantial User of Property: 3463

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>X</u>	<u>          </u>
Is the project site within the flood plain?	<u>          </u>	<u>X</u>
Is the project site within the rivergreenway area?	<u>          </u>	<u>X</u>
Is the project site within a Redevelopment Area?	<u>X</u>	<u>          </u>
Is the project site within a platted industrial park?	<u>X</u>	<u>          </u>
Is the project site within the designated downtown area?	<u>          </u>	<u>X</u>
Is the project site within the Urban Enterprise Zone?	<u>          </u>	<u>X</u>



Is any adverse environmental impact anticipated by reason of operation of the proposed project? \_\_\_\_\_ X

What is the nature of the business to be conducted at the project site?  
Construct plant to cold form parts for transportation industry.

Construction of a 50,000 square foot building to be used for  
cold forming of parts for transportation industry.



Cost of Improvements: \$ 3,000,000

Development Time Frame:

When will physical aspects of improvements begin? May 15, 1989

When is completion expected? December, 1989

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: 0

What was amount of Personal Property Taxes owed during the immediate past year? 0 for year 1988.

Give a brief description of new manufacturing equipment to be installed at the project site.

Billet Shear; Annealing Furnace; Induction Heater; 1000 ton Mechanical Press;

630 ton Mechanical Press; 400 ton Mechanical Press; Normalizing Furnace; Lathes.

Cost of New Manufacturing Equipment? \$ 8,000,000 purchase and lease

Development Time Frame:

When will installation begin of new manufacturing equipment? November, 1989

When is installation expected to be completed? December, 1989

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 0

How many permanent jobs will be created as a result of this project?  
40 initially, 70 ultimately

Anticipated time frame for reaching employment level stated above?  
3 years

Current annual payroll: 0

New additional annual payroll: \$1,000,000



What is the nature of the new jobs to be created?  
Approximately 25 manufacturing and 15 staff positions.

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The property is unimproved and under utilized.

Some of adjacent area has substandard buildings and development.

In what Township is project site located? Washington Township

In what Taxing District is project site located? Fort Wayne - Washington Township

G. CONTACT PERSON:

Name & address of contact person for further information if required:

Maclyn T. Parker

2400 Fort Wayne National Bank Building

Fort Wayne, Indiana 46802

Phone number of contact person (219) 424-8000

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

ND-TECH Corporation

By: [Signature]  
Signature of Applicant

April 17, 1989  
Date

FORT WAYNE REDEVELOPMENT COMMISSION

By: [Signature]

April 29 1989  
Date



EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner or property to be designated).



LEGAL DESCRIPTION

Lots 10 through 15, inclusive, in Summit Industrial Park, together with the real estate presently designated as Disc Drive, together with all easements, rights, and appurtenances thereto, all in accordance with the plat recorded as Document No. 86-21841, in the records in the Office of the Recorder of Allen County (and hereinafter called the "Real Estate").



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q-89-04-09

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE Application of ND-Tech Corporation for tax abatement of new  
manufacturing equipment and construction of a 50,000 sq.ft. building to be used  
for cold-forming of parts for transportation industry.

EFFECT OF PASSAGE Allows the tax abatement for new manufacturing equipment and  
building construction.

EFFECT OF NON-PASSAGE Opposite from above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$11 million dollars.

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



BILL NO. R-89-04-09

REPORT OF THE COMMITTEE ON FINANCE

*Committee of the whole*

THOMAS C. HENRY, CHAIRMAN  
MARK E. GIAQUINTA, VICE CHAIRMAN  
BRADBURY, SCHMIDT, STIER

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an  
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for property  
commonly known as Innovation Drive, Summit Industrial Park, Lot  
10, Fort Wayne, Indiana 46818 (ND Tech Corporation)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND  
BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID

(~~ORDINANCE~~) (RESOLUTION) \_\_\_\_\_

DO PASS

DO NOT PASS

ABSTAIN

NO REC

*Mark E. Giaquinta*

*Samuel J. Talaris*

*Thom C. Henry*

*James G. Bradbury*

DATED: *4-25-89.*

Sandra E. Kennedy  
City Clerk